

CITY OF CONCORD NEW HAMPSHIRE

Community Development Department
Planning Division

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Nancy Larson *City Planner*

PLANNING BOARD AGENDA Regular Meeting September 16, 2015

The meeting will be held in City Council Chambers, at the Municipal Complex, 37 Green Street at 7:00 PM.

CALL TO ORDER

Determination of a quorum, review of attendance and seating of Alternate Members as necessary.

Determination of Completeness (no public testimony will be taken):

1. Application by <u>HL Turner Group</u> on behalf of Penacook Community Center for the construction of a 40,000 sf single story building at 99 Village Street within the Medium Density Residential (RM) and the General Commercial (CG) Districts. The applicant is also requesting Conditional Use Permits for the construction of fewer parking spaces [28-7-11(b)] and driveway separation alternatives [28-7-11(f)]. MBL: 143P/29, 143P/30, 143P/31 (2015-0029)

PUBLIC HEARINGS

Architectural Design Review:

Consideration of requests for Architectural Design Review Approval by the following applicants, for signs, buildings and/or site plans at the noted locations, under the provisions of Section 28-9-4(f), Architectural Design Review, of the Code of Ordinances.

- 2. <u>Signs (Consent Agenda Items)</u> At the start of the Consent Agenda, the Chair will ask whether anyone wishes to remove any items on the Consent Agenda for discussion. Should a Planning Board member or a member of the audience wish to discuss an item on the Consent Agenda, the item will be pulled from the Consent Agenda and the public hearing will open immediately following the motion and approval of the remaining items on the Consent Agenda:
 - a. Application by <u>Arthur W. Aznive Trustees of the Snaphuance Real Estate Trust</u>, on behalf of Buffi Dudley, requesting ADR approval to reface an existing 16 sf internally illuminated projecting sign at 15 Pleasant Street in the Central Business Performance (CBP) District. *MBL*: 35/6/21
 - b. Application by <u>Hodges Development Corp</u>, on behalf of J&J Party dba Halloween Annex, requesting ADR approval to reface an existing 72 sf externally illuminated freestanding sign with a temporary vinyl banner at 196 Loudon Road in the General Commercial (CG) District. *MBL*: 117D/2/10

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c. Application by <u>Associated Enterprises Inc.</u>, on behalf of Ann Clark, requesting ADR approval to install one (1) new 15.5 sf non-illuminated wall sign, and one (1) new 3.5 sf non-illuminated projecting sign at 134 N. Main St. in the Central Business Performance (CBP) District. *MBL*: 45/6/13

- d. Application by Siena Investments, LLC, on behalf of AT&T, requesting ADR approval to install one (1) 6 sf internally illuminated tenant panel in a previously approved ground sign, and one (1) new 22.5 sf internally illuminated wall sign at 273 Loudon Road in the Gateway Performance (GWP) District. *MBL*: 111E/1/12
- e. Application by <u>Siena Investments, LLC</u>, on behalf of Visionworks, requesting ADR approval to install two (2) new 30 sf internally illuminated wall signs at 273 Loudon Road in the Gateway Performance (GWP) District. *MBL*: 111E/1/12
- f. Application by Rite Aid Corporation requesting ADR approval to reface an existing 36 sf internally illuminated freestanding sign, install two (2) new 8.06 sf internally illuminated wall signs, and two (2) new 31.31 sf internally illuminated wall signs at 92 South St. in the Neighborhood Commercial (CN) District. Please note that the 8.06 sf shield logo and the 31.31 sf "Rite Aid" combine to create a single sign of 39.37 sf for each wall. MBL: 22/7/1
- g. Public Hearings For any item(s) pulled from the Consent Agenda End of Consent Agenda
- 3. Building and/or Site Plans:
 - a. Application by Concord Housing Authority requesting ADR approval to make architectural changes to the building entrance at 1 Thompson St. in the Central Business Performance (CBP) District. *MBL*: 34/2/3

Site Plan Applications:

- 4. Application by Hayner/Swanson Inc., on behalf of Dartmouth Hitchcock for building renovations to existing 2-story 21,300 sf office building including a new building façade and installation of a freestanding canopy at the main entrance. Also proposed are renovations to the existing 122 space parking lot at 279 Pleasant Street within the Institutional (IS) and the Medium Density Residential (RM) Districts. The applicant is also requesting a Conditional Use Permit for disturbance to a wetland buffer [28-4-3(d)]. MBL: 95/2/7 (2015-0037)
 - a. Public Hearing
 - b. Deliberations and Action on the Application

Subdivision Plan Applications:

- 5. Application by <u>TF Bernier</u> on behalf of Anne M. Haller Revocable Trust of 1993 to adjust lot lines between lot 33 and lot 35, transferring 0.84 aces from lot 33 to lot 35 at 9 & 25 West Parish Road within the Open Space Residential (RO) District. No new lots will be created and no development is proposed. MBL: 38Z/33, 38Z/35 (2015-0036)
 - a. Determination of Completeness
 - b. Public Hearing
 - c. Deliberations and Action on the Application

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State of New Hampshire Projects under RSA 674:54:

6. Application by State of NH Department of Transportation (NHDOT) to demolish 3 buildings for the expansion of a parking lot at 11 Stickney Avenue within the Opportunity Corridor Performance (OCP) District. The applicant requests a waiver from Section 11.05 of the Site Plan Regulations to allow the public hearing for a Major Site Plan application to be held at the same meeting as the Determination of Completeness. MBL: 46A/02/01 (2015-0035)

- a. Determination of Completeness
- b. Public Hearing
- c. Deliberations and Action on the Application

Official Map:

- 7. Consideration of an amendment to the Official Map of the City of Concord to relinquish a portion of the mapped lines of a future street between Bog Road and Kyle Road.
 - a. Public Hearing
 - b. Deliberations and Action

REGULAR MEETING

8. The Planning Board will consider and receive public comments relative to the following proposed Zoning Amendments to the <u>Cluster Development Regulations</u>:

Section 28-4-7, <u>Cluster Development</u>, Section 28-5-46, <u>Single Family Dwellings in a Standard (non-cluster) Subdivision</u>, and Section 28-2-4(j), <u>Table of Principal Uses</u>. The amendments propose to allow minor subdivisions to occur within the RO (Open Space Residential) District using conventional development standards instead of requiring cluster development.

The full text of the proposed zoning amendments is on file for public inspection in the Community Development Department, Planning Division 3^{rd} floor, City Hall during regular business hours (8:00 AM - 4:30 PM, Monday thru Friday).

- 9. Approval of the minutes of the August 19, 2015 Planning Board Meeting.
- 10. Any other business which may legally come before the Board.

INFORMATION

- 11. Minutes of the <u>September 8, 2015</u> Design Review Committee meeting.
- 12. Next regular monthly meeting on Wednesday, October 21, 2015.